

Planning Commission Meeting

1670 Flat River Road

Coventry, RI 02816

February 28, 2007

7:00 pm

AGENDA

7:00 Call to Order

Approval of Minutes

December 13, 2006

January 17, 2007

Correspondence

**Letter from Attorney Peter D. Ruggiero requesting 1 Year Extension
of Master Plan: “Coventry Crossing”; The Hecht Company**

Major Land Development

AP 7 Lot 34; Zone BP

Corner of New London Turnpike and Crompton Road

OLD BUSINESS

Site Walk/Bond Reduction: “Windy Hill Estates”; The Natick Factor

LLC

6 Lot Residential Compound with Street Creation

AP 318, Lots 195.1, 196.1 & 193; Zone RR 2

Phillips Hill Road

Road Maintenance Bond: \$109,000.00

Site Walk/Bond Reduction: “Hawk Crest Estates”; Hawk Crest Properties, LLC

22 Lot Major Cluster Subdivision with Street Creation

AP 25, Lot 14; Zone RR 2

Northup Plat Road

Road Maintenance Bond: \$77,000.00

Site Walk/Bond Reduction: “Pine Ridge Phase I and II; W.F.D. and Associates, L.P. c/o The Picerne Real Estate Group

69 Lot Major Subdivision with Street Creation

AP 12, Lot 6 and AP 13, Lot 6; Zone R-20

Hopkins Hill Road and extension of Clark Mill Street

Road Maintenance Bond:

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Phase 1; 13 lots \$ 227,000.00

Phase 2; 14 lots \$ 201,000.00

\$ 428,000.00

Preliminary: “Gervais Plat”; Richard N. Gervais

4 Lot Minor Subdivision

AP 70, Lot 92, 93, 94 & 111.01; Zone R-20

Gervais Street

Preliminary: “The Laurence Plat”; Steven & Andrea Laurence

2 Lot Minor Subdivision

AP 78, Lot 49; Zone R-20

475 Knotty Oak Road

PUBLIC HEARING-To Be Continued

**Development Plan Review: “Mike’s Tree Service”; Omnipoint
Communications, Inc.**

Wireless Communications Facility

AP 27, Lot 112; Zone I-1

15-21 Reservoir Road

PUBLIC HEARING-Continued

**Development Plan Review: “Lakeside Funeral Home”; Robert Iannotti,
Jr.**

Construction of a Funeral Home

AP 38, Lots 66.1, 66.2 & 65; Zone GB

674 Tiogue Avenue

NEW BUSINESS

Schedule Site-Walk: “Mark’s Nursery, Inc.”; Mark Trosin

Development Plan Review for a Landscape Supply and Garden Center
AP 27, Lot 152; Zone GB-1
Nooseneck Hill Road

Pre-Application: “Falls at Scott Hollow”; Universal Realty, LLC
Preliminary Application for a 19 Lot Cluster Subdivision with Private
Street Creation
AP 322, Lot 84; Zone RR-3
754 Victory Highway

Pre-Application: “The Woods at Red Brook”; Pine Hollow Estates,
LLC
36 Multifamily Unit Subdivision with 24’ Driveway
AP 32, Portion of Lot 79; R-20
Red Brook Lane

Pre-Application: “Whitehead Road”; Rene DuPont
4 Lot Minor Subdivision with Gravel Driveways
AP 58, Lot 39; Zone RR2
Whitehead Road

Pre-Application/Discussion: “Colaluca Estates”; John Colaluca
Update Commission on 13 Lot Major Subdivision with Street Creation
AP 68, Lot 137.1 & AP 60, Lot 56; Zone R-20
Intersection of Metro Drive and Diane Drive

OTHER NEW BUSINESS

DISCUSSION

“Woodland Heights”; Robert Gervasio and Matthew Gervasio

13 Lot Major Subdivision with Street Creation

AP 43, Lot 7 & 8; Zone R-20

Reservoir Road and Kiley Way

OTHER BUSINESS

Public Works Director

Planning Director Report

Planning Commission issues of interest

Public Comment

ADJOURN

Notice: No new business will be conducted after 10:30 P.M.

Any questions regarding this agenda or Individuals requiring interpreter services for the hearing impaired must notify the Planning Commission Secretary at 822-6246 at least 72 hours in advance of the meeting.